

II. Impacts

- A. Streams- 7,161 linear feet of intermittent stream and 2,002 linear feet of ephemeral stream
- B. Wetlands- 1.8 acres

III. Mitigation

- A. Streams-
 - 1. Preservation of 6,688 ft, comprised of 2,678 feet of Long Run (Exceptional Warmwater Habitat), 1,710 feet of unnamed Stream D, 1,690 feet of unnamed Stream C, and 610 feet of Stream E, via conservation easement.
 - 2. Enhancement to 4,483 feet of Piney Creek, comprised of 1,970 ft south of site and 2,513 feet north of site, via planting of trees and shrubs in the riparian zone, per page M2 of the applicants mitigation plan and drawing 20.
- B. Wetlands- Creation and preservation via conservation easement of 2.66 acres of wetland. The wetland shall be created from the existing abandoned freshwater pond, by the lowering of the dam and planting of wetland vegetation.
- C. Buffers - The site will be graded to provide more gentle slopes to reduce the amount of siltation reaching the wetland. The 50 ft wide perimeter buffer will be planted with hardwoods, conifers and grasses, according to the Wetland Construction Drawing #20.

IV. Monitoring

- A. Streams - QHEI's should be performed annually on each of the 6 reaches under conservation easement, with the goal of improving the existing QHEI of each reach, at the end of 5 years.
- B. Wetlands- Per the applicant's monitoring plan (pages M8, M10)